



Town of Camden  
Minutes of the Select Board Meeting  
**November 27, 2012**  
**6:30pm**

**PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, and Town Manager Finnigan. Also present were members of the press and public.

**1. Call to Order**

The meeting was called to order at 6:30pm.

**2. Communications, Presentations, and Recognitions**

**A. Report by The Mountain Bike Work Group**

Morgan Laidlaw and John Anders spoke to the Board about progress being made on a proposal for mountain biking improvements at the Snow Bowl. The improvements would be modeled after the Kingdom Trails concept in northern Vermont which has brought a great deal of economic growth to that region. Anders said they are exploring whether a non-profit entity should be formed to oversee the operation. There was discussion about how use fees would be structured. Anders said that income would most likely be generated through memberships rather than daily trail fees. The group hopes to come back to the Select Board in March or April once a business plan has been completed.

**B. Report by the Downtown Network Board re: Project Priorities**

Brian Hodges, Development Director for the Town of Camden, introduced the Co-Chairs of the Downtown Network Board to speak about the group's recent work related to the Downtown Master Plan.

Peter Gross, Co-Chair of the Downtown Network Board and Chair of CEDAC, described the rating system that the Downtown Network Board had used to prioritize projects outlined in the Downtown Master Plan. He said that a list of possible projects from the Plan had been put together by members of the group and then distributed so that they could assign priorities. The collated results were discussed at the Network Board's recent meeting and narrowed down to the top ten. Gross said that these ten projects comprised the current recommendations for the Select Board.

Oscar Verest, Co-Chair of the Downtown Network Board and Chair of the Camden Downtown Business Group outlined the criteria that members of the Downtown Network Board had used in determining which projects were most important to pursue at this time. He presented the priorities that resulted from the group's process:

- \* Marketing/Advertising/Branding strategy and campaign
- \* Town-wide signage design and installation
- \* Camden Opera House improvements (2<sup>nd</sup> and 3<sup>rd</sup> floors)
- \* Streetscapes and amenities; design and construction (pending)
- \* Waterfall repair
- \* TIF for Knox Mill and Credit Enhancement Agreement policy (CEDAC)
- \* Public Landing and River to Harbor Walk (design; grants approved; excl. construction)
- \* Enhance (make "free") high speed internet access in downtown
- \* Upgrade alley to Public Landing (located next to Lily, Lupine, and Fern)

Peter Gross told the Board that CEDAC had unanimously endorsed this list of priorities for recommendation to the Select Board. Verest noted that the list was not presented as a timeline but as a way to direct progress, and that projects would be launched as funding became available.

Members of the Board discussed the items on the list along with the goal of boosting Camden's year-round economy. Brian Hodges described the benefits of having a common landing page for Camden if we were to institute high speed internet access in downtown.

James Heard thanked Gross and Verest for their hard work spearheading the Downtown Network Board as the group studied the Downtown Master Plan and assembled the proposed next steps.

*Donald White made a motion to approve the project priorities as recommended by the Camden Downtown Network Board. James Heard seconded the motion.*

Leonard Lookner said that while he was not sold on every element on the list, he recognized the work that had gone into it and was willing to support the motion. John French echoed Lookner's comments, saying he also had some reservations about a few of the items but would support it for the same reasons.

*The motion was unanimously approved.*

Ben Ellison spoke in support Wi-fi availability for boaters visiting the harbor, saying that it would be a big draw for Camden and would entice boaters to stay longer.

### **C. Report by CEDAC re: Tannery Site**

Brian Hodges introduced Peter Gross to talk about CEDAC's recommendation on marketing the Tannery property.

Peter Gross told the Board that CEDAC had voted unanimously to recommend to the Select Board that the Town enlist the services of a commercial broker to market and sell the Tannery property.

Leonard Lookner suggested that the Watershed School be contacted to see if they would have an interest in the property.

*Donald White made a motion to direct staff to draft a request for proposal to contract with a commercial real estate firm to market the Tannery property in accordance with the approved Guiding Principles and to have CEDAC or the Development Director speak to the Watershed School about the property. James Heard seconded the motion. It was unanimously approved.*

### **D. Report by the Harbor Master**

Harbor Master Steven Pixley reported on highlights of the 2012 season and summarized the improvements that had been made on the harbor. He said that a new inner harbor dock system had been installed in mid-October consisting of twelve new floats and pilings. The floats that had been replaced will be relocated to the head of the harbor, Pixley said, to provide more stability for passengers boarding the three windjammers that tie up at Harbor Park.

Lookner said that he hoped that at some point the Harbor Committee would give some priority to upgrading the bathrooms and installing showers for visiting boaters at the Public Landing. Pixley said that he has looked into these improvements, along with a coin-up laundry, and that he would take the information to the Harbor Committee.

Don White noted that a planning grant had been received by the Town of Camden to address the best use and general design of the Public Landing and suggested that the Harbor Committee work with the Downtown Network Board on these ideas.

### 3. **Old Business**

#### **A. Establish 2013 Harbor Fees**

Ben Ellison of the Harbor Committee reported that a special meeting of the committee had been held on November 20<sup>th</sup> to address questions and concerns around harbor fees. He explained the rationale behind the fees that had been proposed for transient and resident moorings. Ellison noted that non-residents generally get charged double what residents pay. He said that after much discussion, the committee had voted to re-submit the 2013 fee structure to the Select Board for consideration.

Ellison and John French discussed their differing perspectives on how decisions around the harbor affect neighboring businesses. French said that the Town, and therefore the Harbor, should not be competing with taxpaying local businesses. As an example, he pointed out the number of visiting boaters who use local Laundromats when they visit Camden Harbor.

*Donald White made a motion to approve the 2013 Harbor Fees as recommended by the Harbor Committee. James Heard seconded the motion. It passed by a vote of 4-1-0, (French opposed).*

### 4. **Citizen Comments**

Gian-Angelo Gallace told the Select Board that he was disappointed that they had endorsed the Downtown Network Board's list of priorities, saying that the majority of residents do not profit from improvements made to the downtown. He also said that the Harbor should not be competing with Wayfarer Marine for larger vessels.

Susan Howland of Camden spoke on behalf of Wayfarer Marine. She observed that there can be unintended consequences of trying to do good things for the residents of Camden, in this case providing services that could compete with Camden businesses. She told the Board that her company had invested a great deal to provide Wi-fi service for their customers, as well as showers and laundry services, in order to make the marina attractive. Howland noted that Wayfarer is a large taxpayer, and she voiced strong opposition to the proposed town-wide internet and to installing showers and laundry services on the public landing.

The Chair opened the floor to comments from the Board.

Donald White said that the Camden First Aid Association is in need of donations to support their excellent service to residents, noting that their donations from private citizens are down by about half from the prior year. White also commented that Camden's annual Christmas by the Sea weekend was about to begin and encouraged people to shop local.

Lookner said that during the Code of Conduct discussion at the last meeting, he'd been told he had included inaccurate information in a letter to the editor. He said that he had gone back to check the facts, and he stated that his information had been correct.

John French echoed White's comments about the Camden First Aid Association, adding that their costs for equipment are high, and that emergency services would cost Camden much more if the Town had to run them.

Martin Cates also echoed these sentiments, expressing concern and support for the health of our ambulance service. It was suggested that the Board invite CFAA to an upcoming meeting to provide a report prior to the start of the budget process.

**5. Town Manager Report**

Pat Finnigan reported that the ten new energy-efficient snow guns approved earlier in the fall had arrived at the Snow Bowl. She said that the new Toboggan Nationals poster is out and that promotion for that event is underway. She said this year's Toboggan Nationals event is being dedicated to Ken Bailey who was a very dedicated supporter of the Snow Bow and this event, who passed away earlier this year.

**6. Approval of Select Board Minutes dated November 13, 2012**

*Donald White made a motion to accept the minutes of the November 13, 2012 meeting as presented. The motion was seconded by John French. It was unanimously approved.*

**7. New Business**

**A. Approval of the amendment to the Residuals Management Agreement with Casella Organics**

Ross Parker, Superintendent of the Camden Wastewater Department, spoke to the Board about modifications to the Town's agreement with Casella Organics. He explained that Casella is a company that disposes of sludge by-product and noted that the Town has worked with them with for 22 years. Parker said he had negotiated an amendment to the agreement with Casella which will reduce the Town's fee by \$15 per ton and save the Town approximately \$10,000 a year.

*Donald White made a motion to approve the First Amendment to the Residuals Management Agreement with Casella Organics. Leonard Lookner seconded the motion. It was unanimously approved.*

**B. Adoption of the Knox County Hazardous Mitigation Plan**

Staff recommended that this item be tabled until the net meeting.

*Donald White made a motion to table consideration at the December 18<sup>th</sup> meeting. James Heard seconded the motion. It was unanimously approved.*

**C. Bid Award: Parks & Recreation Heavy Duty Truck**

Bill Fitzcharles, Director of Maintenance for the Snow Bowl, described the need for a new

truck for the facility. He described how the truck would be used and said that it would be the first new vehicle that the Snow Bowl has owned.

*John French made a motion to award the bid for a 2013 Chevrolet 2500HD truck to Dutch Chevrolet for \$30,822. Donald White seconded the motion. It was unanimously approved.*

**D. Approval of the Agreement with Ragged Mountain Sports to manage the ski rental and repair shop at the Camden Snow Bowl**

Pat Finnigan told the Board that the agreement between the Town and Ragged Mountain Sports has worked well. She explained that with this renewal the arrangement would extend for two years or until the new lodge is built, whichever comes first.

*John French made a motion to approve the proposed Agreement with Ragged Mountain Sport to manage the ski rental and repair shop at the Camden Snow Bowl. Donald White seconded the motion. It was unanimously approved.*

**E. Approval of a License Agreement with the First Church of Christ, Scientist for public use of the parking lot on Central Street**

Pat Finnigan described how the arrangement with the Christian Science Church parking lot has been beneficial to the Town, as it provides public parking on weekdays. She said that it has also been beneficial to the church in that the Town takes care of plowing the lot, so it's a good arrangement all around.

*John French made a motion to approve the License Agreement with the First Church of Christ, Scientist for public use of the parking lot on Central Street. Donald White seconded the motion. It was unanimously approved.*

**6. Select Board Member Reports**

Donald White reported on the November 15<sup>th</sup> meeting of the Camden Public Library Trustees where Director Maounis presented a report on *One View of the Future of Public Libraries*.

White said that a Planning Board meeting had also been held on the 15<sup>th</sup>. He said that at this meeting, a revised subdivision plan at 162 and 164 Chestnut Street had been approved. In addition discussions had begun on an application for site plan review at 24 Mt. Battie Street, and the Comp Plan Committee had continued their preliminary work on the revision, he reported.

November 15<sup>th</sup> was a busy day for Don as he had also attended a meeting of the Mid Coast Transit Committee RFP Subcommittee for the Transit Study, where the group reviewed questions from potential bidders. White added that the deadline for bids is December 5<sup>th</sup>.

James Heard reported that he had attended the recent meeting of the Harbor Committee where the mooring rates had been discussed.

Leonard Lookner said he had also attended the meeting of the Harbor Committee.

## **7. Select Board Closing Comments**

There were no closing comments.

Town Manager Finnigan reminded those present that the next meeting of the Select Board would be December 18<sup>th</sup>.

## **Adjourn**

*Donald White made a motion to adjourn the meeting. James Heard seconded this motion. The motion passed unanimously and the Select Board adjourned at 8:29pm.*

Respectfully submitted,

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Karen Brace  
Recording Secretary